



LEROY D. BACA, SHERIFF

**County of Los Angeles**  
**Sheriff's Department Headquarters**  
**4700 Ramona Boulevard**  
**Monterey Park, California 91754-2169**



October 18, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**CARSON SHERIFF'S STATION REMEDIATION PROJECT**  
**AWARD SUPPLEMENTAL AGREEMENT 2 - SITE ASSESSMENT SERVICES**  
**CAPITAL PROJECT 86475**  
**(SECOND DISTRICT) (3 VOTES)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT  
YOUR BOARD:**

1. Find that the Carson Sheriff's Station Remediation Project is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines Sections 15300.2 and 15308.
2. Award and authorize the Sheriff, or his designee, to execute Supplemental Agreement 2 to contract dated March 19, 2002, with Leighton Consulting, Incorporated, formerly known as Gradient Engineers, Incorporated, to provide additional consultant services, for a fee not to exceed \$142,600.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of this supplemental agreement will authorize the consultant to perform additional site assessment work mandated by the California Regional Water Quality Control Board (CRWQCB), which includes a new method for soil sampling, collection of supplemental survey data for all new drilled wells, and aggressive free product removal for the preparation of a comprehensive remedial action plan for the cleanup of the soil at the Carson Sheriff's Station.

*A Tradition of Service*

Leighton Consulting, Incorporated (Leighton) is currently contracted to provide site assessment services, quarterly groundwater monitoring, a comprehensive remedial action plan, engineered bid documents, construction administration services, and various necessary reports and tests to address the process of removal and containment of the released fuel contamination in the ground at the Carson Sheriff's Station.

The Sheriff's Department has received a letter from the CRWQCB mandating that soil samples be prepared and preserved per Environmental Protection Agency (EPA) Method 5035. The mandate also requires collection of supplemental survey data for all new wells drilled and aggressive removal of free product from the subsurface soil, which marks the preliminary stages of remediation.

The original scope of work required the development of five (5) wells. To date, three (3) wells have been drilled meeting the requirements of EPA Method 5035. Available funds in Leighton's contract were reallocated to allow Leighton to drill the wells, per the new mandates, and continue with the project. At this time, it is necessary to supplement Leighton's contract to restore the reallocated funds and to provide additional funds necessary for the development of the two (2) other wells, and to meet the other, new mandated requirements.

Leighton has provided the County a proposal to address the new requirements and additional quarterly groundwater monitoring for an amount of \$142,600. Your Board's approval of the supplemental agreement will allow Leighton to continue the required site assessment by the CRWQCB, while fulfilling the new mandates.

Project completion has been delayed due to the additional mandates by the CRWQCB and the laborious efforts to obtain permission and physical access to drill wells for monitoring and contamination removal from the adjacent properties.

Upon the completion of the site assessment and approval of the Comprehensive Remedial Action Plan by the CRWQCB, the Sheriff's Department and the Chief Administrative Office will return to your Board for award of a remediation service contract and funding recommendation.

#### Implementation of Strategic Plan Goals

This action meets the County's Strategic Goal of Service Excellence, as it provides for the initial steps necessary to clean contaminated soil, thereby protecting groundwater quality.

### **FISCAL IMPACT/FINANCING**

Sufficient funds to award this supplemental agreement are available in the Sheriff's Fiscal Year 2005-06 Capital Project Budget, under the Carson Sheriff's Station - Soil Remediation Project, No. 86475.

The project schedule and budget summary are shown in Enclosure A.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The original contract, which will remain in full force and effect, include required Board mandated provisions that provide for contract termination, hiring of qualified displaced County employees, consultant's adherence to the County's Child Support Compliance Program, the consultant's Consideration of Gain Program participants for employment, and the consultant's Employee Jury Service Program.

### **ENVIRONMENTAL DOCUMENTATION**

California Environmental Quality Act (CEQA) requires public agency decision makers to document and consider the environmental implications of their actions. This project is categorically exempt from CEQA, under CEQA Guidelines Sections 15300.2 and 15308, to the extent it consists of minor clean up actions taken to mitigate the contamination of soil and groundwater, consistent with applicable State and local permitting requirements and approved by the CRWQCB, the regulatory body with jurisdiction over the remediation activity. A \$25 handling fee will be paid to the County clerk for processing. A copy of the completed Notice of Exemption is attached as Enclosure B.

### **CONTRACTING PROCESS**

Following a competitive selection process, your Board awarded a consultant services contract for site assessment services to Leighton on March 19, 2002, for \$76,000. The contract was supplemented on June 10, 2003, by your Board, in the amount of \$48,130, for a total contract amount of \$124,130. Approval of this second supplemental agreement will increase the value of the Leighton's contract from \$124,130 to \$266,730. The work to be performed under this supplemental agreement is consistent with the nature and scope of the site assessment services procured in the original solicitation.

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**IMPACT ON CURRENT SERVICES**


There will be no negative impact on current Sheriff's services or projects during the performance of the recommended services.

**CONCLUSION**

Please return one approved copy of this letter to the Chief Administrative Office, Capital Projects, and the Sheriff's Department, Facilities Planning Bureau.

Sincerely,

  
LEROY D. BACA  
SHERIFF

  
DAVID E. JANSSEN  
Chief Administrative Officer

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LDB:DEJ:PKT:ALL:GTKT:BK:bk/jh  
(Administrative Services Division/Facilities Planning Bureau)

Enc. (2)

c: Board of Supervisors, Justice Deputies  
David E. Janssen, Chief Administrative Officer, Chief Administrative Office (CAO)  
Sharon Harper, Chief Deputy Administrative Officer, CAO  
Sheila Williams, Principal Analyst, CAO  
J. Tyler McCauley, Auditor-Controller  
Raymond G. Fortner, Jr., County Counsel  
Gary Gross, Deputy County Counsel  
Paul K. Tanaka, Assistant Sheriff  
Victor Rampulla, Division Director, Administrative Services Division (ASD)  
Glen Dragovich, A/Assistant Division Director, ASD  
Gary T. K. Tse, Director, Facilities Planning Bureau, ASD  
David O. Haney, Sergeant, ASD  
Elizabeth R. Feathers, Manager, Facilities Planning Bureau, ASD  
Bruce Kragen, Project Manager, Facilities Planning Bureau, ASD  
Office of Affirmative Action Compliance  
Department of Public Works Contract Administration  
Chrono  
File  
(CarsonStationRemediationProjectBrdltr)

## **ENCLOSURE A**

### **AWARD OF SUPPLEMENTAL AGREEMENT 2 CARSON SHERIFF'S STATION - SITE ASSESSMENT LEIGHTON CONSULTING, INCORPORATED**

#### **I. PROJECT SCHEDULE**

| <b>Project Activity</b>                              | <b>Estimated Completion Date</b> | <b>Revised Completion Date</b> | <b>Completion Date</b> |
|--|----------------------------------|--------------------------------|------------------------|
| Award Consultant Service Agreement                   | March 19, 2002                   |                                | March 19, 2002         |
| Execute Contract                                     | March 28, 2002                   |                                | May 10, 2002           |
| Site Assessment/Revised Interim Remedial Action Plan | July 25, 2002                    |                                | September 17, 2002     |
| Additional Assessment required by CRWQCB             |                                  | January 31, 2006               |                        |
| Jurisdictional Approval                              | December 16, 2003                | March 28, 2006                 |                        |
| Remediation Contract Award                           | August 27, 2004                  | August 1, 2006                 |                        |
| Remediation Start                                    | October 4, 2004                  | September 6, 2006              |                        |
| Substantial Completion                               | March 7, 2008                    | February 2, 2010               |                        |
| Final Acceptance                                     | May 16, 2008                     | April 13, 2010                 |                        |

\* The project has been delayed due to laborious efforts to obtain permission and physical access to drill wells for monitoring and hazardous materials removal on the adjacent properties.

**ENCLOSURE A**

**CARSON SHERIFF' STATION - SITE ASSESSMENT**

**II. PROJECT COST SUMMARY**

| <b>Budget Category</b>                               | <b>Current<br/>Approved<br/>Budget</b> | <b>Impact of<br/>this Action</b> | <b>New<br/>Proposed<br/>Project<br/>Budget</b> |
|--|--|----------------------------------|--|
| <b>Construction</b><br>Site Remediation              | <b>\$615,870</b>                       | <b>\$(134,600)</b>               | <b>\$481,270</b>                               |
| <b>Consultant Services</b><br>Base Agreement         | 67,976                                 | 0                                | 67,976   |
| Supplemental Agreement No.1                          | 41,830                                 | 0                                | 41,830   |
| Contingency  | 14,324                                 | 0                                | 14,324   |
| <b>Consultant Subtotal</b>                           | <b>124,130</b>                         | <b>0</b>                         | <b>124,130</b>                                 |
| Supplemental Agreement No.2                          | 0                                      | 142,600                          | 142,600  |
| <b>Revised Consultant Subtotal</b>                   | <b>124,130</b>                         | <b>142,600</b>                   | <b>266,730</b>                                 |
| <b>Subtotal</b>                                      | <b>740,000</b>                         | <b>8,000</b>                     | <b>748,000</b>                                 |
| <b>County Services</b><br>Department of Public Works | 10,000                                 | (8,000)                          | 2,000  |
| <b>Subtotal</b>                                      | <b>10,000</b>                          | <b>(8,000)</b>                   | <b>2,000</b>                                   |
| <b>TOTAL</b>   | <b>\$750,000</b>                       | <b>0</b>                         | <b>\$750,000</b>                               |

## **FACT SHEET**

### **ADDITIONAL REQUIREMENTS TO COMPLETE SITE ASSESSMENT SERVICES FOR CARSON SHERIFF'S STATION AWARD OF SUPPLEMENTAL AGREEMENT 2 PROPOSED AGENDA DATE: October 18, 2005**

#### **Request**

The recommended action will award and authorize the Sheriff or his designee to execute Supplemental Agreement 2 to contract dated March 19, 2002, with Leighton Consulting, Incorporated, formally known as Gradient Engineers, Incorporated, to provide additional consultant services, to complete the site assessments mandated by the California Regional Water Quality Control Board (CRWQCB) for a fee not to exceed \$142,600.

#### **Description**

The scope of work includes the following:

- Preparation and preserving soil samples per EPA Method 5035
- That all new wells drilled require submittal of locational data
- Four more Quarterly updates to the Site Conceptual Model Report along with a Technical Report section, to include estimating the plume travel time, tank tightness test, quarterly groundwater monitoring and free product removal data.
- Aggressive removal of free product from the top of the underground water table, which begins the preliminary stages of remediation.

#### **Financing**

Sufficient funds to award this supplemental agreement is available in the Fiscal Year 2005-06 Capital Project Budget, Carson Sheriff's Station - Soil Remediation, 86475.

#### **Justification**

In response to California Regional Water Quality Control Board's (CRWQCB) new requirements, this supplemental agreement will authorize the consultant to perform additional site assessments work as mandated: to include a new method for soil sampling, free product removal, and the submittal of locational data for all new wells required by the CRWQCB, for the preparation of a comprehensive Remedial Action Plan for the Carson Sheriff's Station.